

Residential Conveyancing Price List 2024

N.B. If the property is **Leasehold**, we will charge an additional **£300 + VAT** for the extra work involved and there may be extra Land Registry fees and freeholder Management Pack fees.

Please also see **Additional Charges** below the tables of estimated costs

Purchases -estimated costs and Land Registry Registration Fees (Electronic)

	Our Costs	Land Registry Fees
Up to £250,000	£900+VAT	£20-£150
£250,000 to £350,000	£1000+VAT	£150
£350,000 to £450,000	£1100+VAT	£150
£450,000 to £500,00	£1200+VAT	£150
£500,000 to £1,000,000	£1300+VAT	£295
£1,000,000 to £1,500,000	£1500+VAT	£500
£1,500,000 to £2,500,000	£2000+VAT	£500
£2,500,000 and above	£2500+VAT	£500

Transfer of Equity -estimated costs and Land Registry Registration Fees (Electronic)

	Our Costs	Land Registry Fees
Up to £80,000	£450 to £750+VAT	£20
£80,001 to £100,000	£450 to £750+VAT	£40
£100,001 to £200,000	£450 to £750+VAT	£100
£200,001 to £500,000	£450 to £750+VAT	£150
£500,001 to £1,000,000	£450 to £750+VAT	£295
£1,000,001 and above	£450 to £750+VAT	£500

Transfer of Part-estimated costs and Land Registry Registration Fees (Electronic)

	Our Costs	Land Registry Fees
0 to £80,000	Expected range £200 to £400 +VAT above normal purchase costs (extra time will be charged at our normal hourly rate).	£45
£80,001 to £100,000		£95
£100,001 to £200,000		£230
£200,001 to £500,000		£330
£500,001 to £1,000,000		£655
£1,000,001 and above		£1,105

PLUS in each case Stamp Duty Land Tax, dependent on criteria

Mortgages or Re-mortgages - estimated costs

These will vary depending on whether the mortgage transaction is **A)** stand alone or **B)** carried out along with another transaction e.g. sale, purchase or transfer of equity.

	Our Costs (A)	Our Costs (B)	Land Registry Fees
Up to £250,000	£450+VAT	£250 to £350+VAT	£20-£45
£250,000 to £350,000	£450+VAT	£250 to £350+VAT	£30-£45
£350,000 to £450,000	£450+VAT	£250 to £350+VAT	£45
£450,000 to £500,00	£450+VAT	£250 to £350+VAT	£45
£500,000 to £1,000,000	£450+VAT	£250 to £350+VAT	£65
£1,000,000 to £1,500,000	£450+VAT	£250 to £350+VAT	£140
£1,500,000 to £2,500,000	£450+VAT	£250 to £350+VAT	£140
£2,500,000 and above	£450+VAT	£250 to £350+VAT	£140

Sales - estimated costs

Up to £250,000	£850+VAT
£250,000 to £350,000	£945+VAT
£350,000 to £450,000	£1020+VAT
£450,000 to £1,000,000	£1150+VAT
£1,000,000 to £1,500,000	£1400+VAT
£1,500,000 to £2,500,000	£1700+VAT
£2,500,000 and above	£1900+VAT

Additional charges (Purchase, Sale, Transfer of Equity, Mortgage, Re-mortgage)

Fees- funds we transfer electronically all matters	£25 each +VAT
Searches (not sale)	Typically, £350-£400 per bundle +VAT
Land Registry Copies all matters	Typically, £3 per copy +VAT

Our general hourly rate is **£250+VAT**.

Residential Conveyancing Fees explained

Our fee will include:

Purchases

- Obtaining instructions from you and liaising initially with other relevant parties.
- Dealing with initial admin including your signed Terms of Business, ID, monies on account.
- Reading contract and supporting documents.
- Reading and processing any mortgage instructions from a commercial lender.
- Applying for searches.
- Raising enquiries and considering replies.
- Drafting your SDLT tax return.
- Reporting to you and advising.
- Co-ordinating exchange of contracts.
- Raising requisitions and drafting transfer.
- Making pre-completion searches.
- Providing completion statement.
- Co-ordinating completion.
- Submitting your SDLT tax return with tax payable.
- Applying to Land Registry and dealing with requisitions relating to the registration of your title.
- Reporting to you and concluding file.
- Including a reasonable number of telephone calls, letters and emails to achieve the above objectives.

Sales

- Obtaining instructions from you and liaising initially with other relevant parties.
- Dealing with initial admin including your signed Terms of Business, ID, monies on account.
- Obtaining and checking any title deeds and documents.
- Making any initial searches e.g., SIM and Land Charges searches.
- Drafting contract and collating supporting documents and sending to buyer's solicitors.
- Investigating redemption arrangements for any first mortgage.
- Co-ordinating exchange of contracts.
- Replying to Requisitions and approving Transfer.
- Providing completion statement.
- Co-ordinating completion.
- Redeeming any first mortgage and dealing with the release of any undertaking.
- Reporting to you and concluding file.
- Including a reasonable number of telephone calls, letters and emails to achieve the above objectives.

Transfer of equity

- Depending on whether the instructions relate to acquiring or parting with property, all the tasks relating to purchases or sales (whichever is appropriate) will also be undertaken so far as relevant in addition to specific information and advice will be given concerning options as to how to proceed including consideration of stamp duty, declaration of trust, co-ordinating with matrimonial proceedings and so on.

Transfer of Part

- All tasks will be undertaken as for a purchase or sale, whichever is relevant. In addition, clauses for the transfer will be drafted or checked and queried and amendments negotiated to account for the fact that new easements, covenants, boundaries and similar matters will need to be provided for.

Mortgages or Re-mortgages

- Where these are standalone then tasks as for a purchase will be carried out so far as relevant i.e. checking title, making searches, addressing any legal issues will be carried out.
- In addition, specific instructions from the lender in the mortgage offer and standing instructions in the UK finance handbook will be followed and complied with our costs will also include registration at the Land Registry.
- Where the mortgage is in conjunction with a purchase then all of the above will also apply.
- Where it is a question of redeeming a mortgage on the sale tasks will be simpler but will involve complying with the UK finance lenders handbook, obtaining a redemption figure, payments on completion and accounting to client.

Our fee will not include:

- Dealing with unexpected or additional issues of title such as but not limited to:
 - Extra parcels of land
 - Correction of the register prior to exchange
 - New easements
 - Overage agreements, option agreements and similar
 - Licences e.g., woodlands or environment issues
 - New restrictive covenants
 - Second and subsequent mortgages or first subsequent private mortgages
- Transfer of part (and these will also incur higher Land Registry fees- see above)
- Litigation or dispute on any aspect of the transaction
- Matrimonial negotiations.
- Declaration of Trust
- Deed of Postponement
- Statutory declaration
- An unusual number of telephone calls and emails.
- Duplicate correspondence with any third party.
- Additional money laundering issues/obtaining ID and Source of Funds information from third parties e.g., where funds are supplied by a third party.

Such additional matters will be charged at our current hourly rate. Guide prices available on request.

For further information please see our Terms of Business.

Keeping in touch

We are happy to contact you by phone, email, letter, personal visits.

Experienced secretarial staff will deal with some issues for efficiency and to keep costs down.

Saturdays

Remember we are open on Saturdays 8.30am to 12.30pm.